



Vicinity Map
Scale: 1" = 1,000'

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by DR Horton ("Applicant") for an approximately 21.4 ac. site located along Mallard Creek Road and Penninger Road. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 04705303, 04705313, and 04705323.
- B. The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-8 MF CD zoning classification shall govern.

- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases. All changes to the approved site plan will be in accordance with Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Rezoning Site may only be devoted to a residential community containing a maximum of 130 dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-8 MF CD zoning district.
- B. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-8 MF CD zoning district set out in the Ordinance and the dimensional standards set out in the Site Data table.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Charlotte.
- B. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- C. Penninger Circle will be improved to meet the City of Charlotte Land Development Standards Detail U-02. Curb and gutter, sidewalks and street trees will only be provided on the project side of the street.
- D. Parking for each unit will be provided with an internal two car garage.
- E. On street parking will be provided as generally depicted on the site plan. A minimum of 20 on street parking spaces will be provided.

4. ARCHITECTURAL STANDARDS

- A. The primary exterior building materials for the one-family attached dwelling units to be constructed on the Rezoning Site will include one or more of the following: brick veneer or similar masonry products, stone, manufactured stone, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
- B. EIFS or masonry may not be used as an exterior building material on the one-family attached dwelling units to be constructed on the Rezoning Site.
- C. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 inches.
- D. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- E. Usable porches and stoops shall form a predominant feature of the building design and be located on the front of the building. Usable front porches should be covered and be at least 4 feet deep. Stoops and entry-level porches may be covered but should not be enclosed.

- F. All corner/end units that face a public or private street should have windows, a bay window, etc. on the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- G. Garage doors visible from public shall include carriage style doors and windows.
- H. Sidewalks will be provided as depicted on the site plan as required by the City of Charlotte.
- I. All units will use roll out carts.

5. STREETScape AND LANDSCAPING

- A. A 50' Class C buffer as measured from the property line will be provided as generally depicted on the Rezoning Plan. Buffer can be reduced by 25% in areas where fencing is provided.

6. ENVIRONMENTAL FEATURES

- A. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

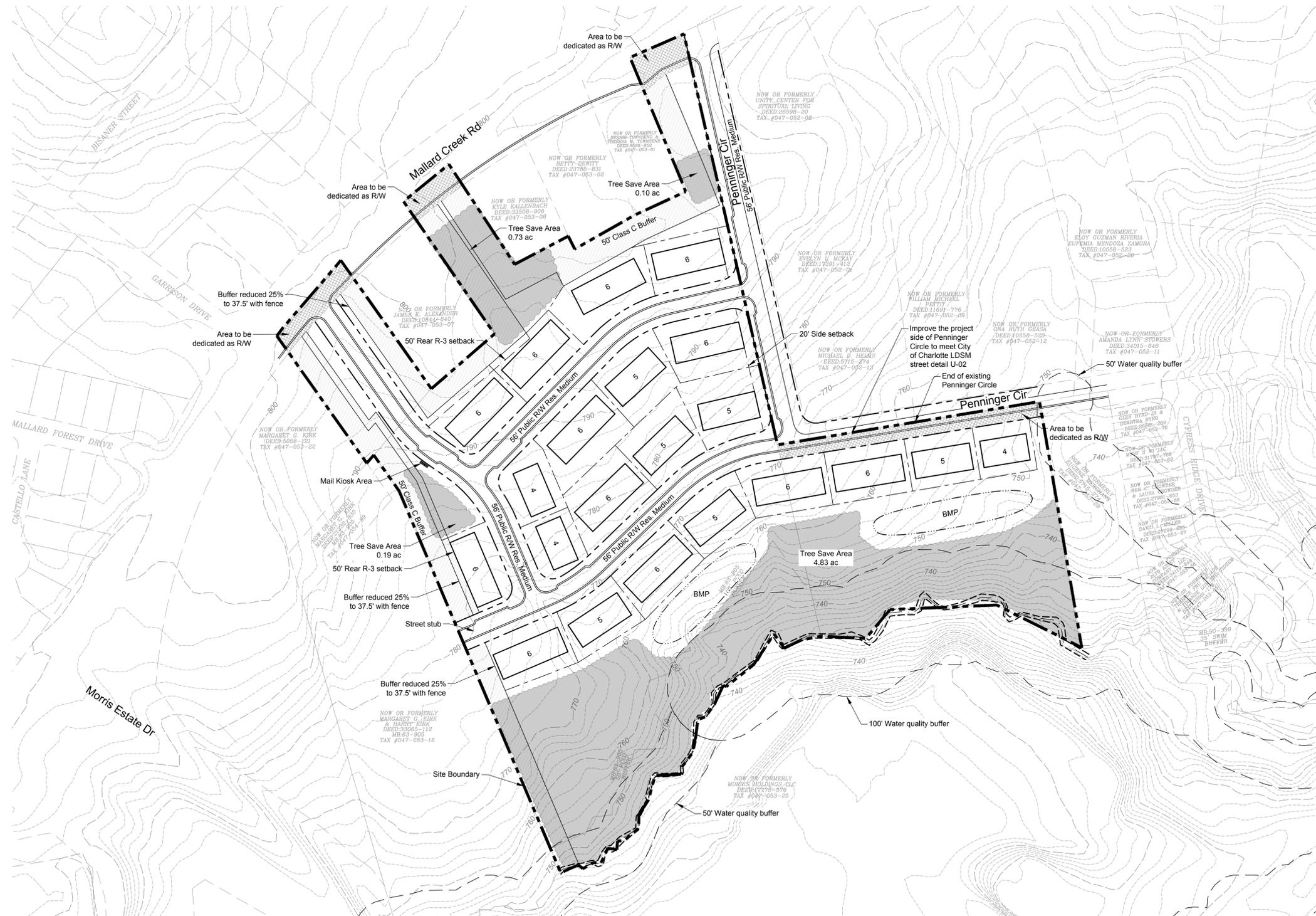
- B. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- C. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- D. This site will comply with the Tree Ordinance.
- E. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.
- F. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.
- G. Dedication and fee simple conveyance of all ROW before site's first building certificate of occupancy is issued.

7. LIGHTING

- A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

8. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.
- B. These conditional notes will govern the future development of this site. If there is a standard established in these conditional notes that is in conflict with City of Charlotte ordinances, these conditional notes will govern.



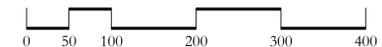
SITE DATA

Existing Site Area:	20.88 ac
Dedicated ROW Area:	0.74 ac
Proposed Site Area:	20.14 ac
Wedge/Corridor:	Wedge
Tax Parcel ID:	04705303, 04705313 & 04705323
Current Zoning:	R-3
Proposed Zoning:	R-8 MF CD
Existing Use:	Existing Residential Townhomes
Proposed Use:	Existing Residential Townhomes
Unit Size:	22'x50' Townhome Product
Total Units:	+/- 114
DUA:	5.7 du/ac
Max DUA:	8.0 du/ac
Max. Building Height:	40' at setbacks, 100' center (1:2)
Min. Private OPS:	400 SF per lot, or 10% of site as COS
Front Setback from ROW:	27' (local/collector), 30' (thoroughfare)
Side Setback:	20'
Rear Setback:	50' (facing R-3), 40' (facing ROW)
Min. Side Yard:	10'
Min. Dim. Between Buildings:	16'
Proposed Floor Area Ratio:	As allowed in the R-8 MF zoning district
Off-Street Parking:	1 - 2 spaces (cannot be in setback)
Required Tree Save (Commercial):	3.02 ac (15% overall site)
Provided Tree Save:	5.86 ac (29%)

LEGEND

- Project Boundary
- Property Line
- BMP
- Water Quality Buffer
- Setback Line
- Tree Save Area
- Class C Buffer
- Dedicated ROW

Scale: 1" = 100'



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 THIS AND ALL OTHER ELECTIONS, VOTING INFORMATION, AND NOTICES OF MEETINGS OR PUBLIC HEARINGS SHALL BE MADE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE OPEN MEETINGS ACT, CHARTER OF THE CITY OF CHARLOTTE, AND THE OPEN MEETINGS ACT, N.C. STATUTES TITLE 166, SECTION 166-010.

D. HORTON *PHI*
INTE
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DESIGN BY:	DATE:	DRAWN BY:	DATE:	CHECKED BY:	DATE:	APPROVED BY:	DATE:	REVISIONS:	REV.	REVISION DESCRIPTION	DATE:	BY:

Mallard Creek Townhomes
 Charlotte, NC
Rezoning Plan

JOB NO: 651032401
 DATE: 05/18/20
 SHEET **RZ-1**

